

116C Cwmamman Road, Glanamman, Ammanford, SA18 1EJ

Offers in the region of £139,950

NO ONWARD CHAIN....A modern semi detached house set in the village of Glanamman close to local amenities and only 3 miles from Ammanford town centre. Accommodation comprises entrance hall, cloakroom, kitchen, lounge, 2 bedrooms (potential for a third bedroom in the attic subject to necessary planning and building consents) and bathroom and benefits from underfloor heating, uPVC double glazing, off road parking and small rear garden.

Ground Floor

uPVC double glazed entrance door into

Hallway

with laminate floor, coved ceiling and stairs to first floor.

Cloakroom

7'0" x 3'1" (2.14 x 0.94)



with low level flush WC, pedestal wash hand basin, extractor fan, part tiled walls and tiled floor.

Kitchen

11'6" x 7'4" (3.52 x 2.24)



with base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring stainless steel gas hob with extractor over and oven under, plumbing for automatic washing machine, space for upright fridge freezer, part tiled walls, tiled

floor, coved ceiling and uPVC double glazed window to front.

Lounge

13'10" x 14'10" (4.24 x 4.54)



with laminate floor, coved ceiling and uPVC double glazed French doors to rear.

First Floor

Landing

with hatch to roof space with pull down ladder, attic trusses and Velux roof window provide an opportunity to make a third bedroom (subject to necessary planning and building consents)

Bedroom 1

9'7" x 12'0" (2.94 x 3.67)



with built in airing cupboard with slatted shelving and housing the manifold for the

underfloor heating. Two uPVC double glazed windows to front.

Bathroom

5'10" x 7'3" (1.79 x 2.21)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over and glass screen, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to side.

Bedroom 2

9'8" x 10'11" (2.96 x 3.33)



with walk in cupboard and uPVC double glazed window to rear.

Outside



Allocated parking for 2 cars to front, side access to small low maintenance rear garden.

Services

Mains water, electricity, gas and drainage.

Council Tax

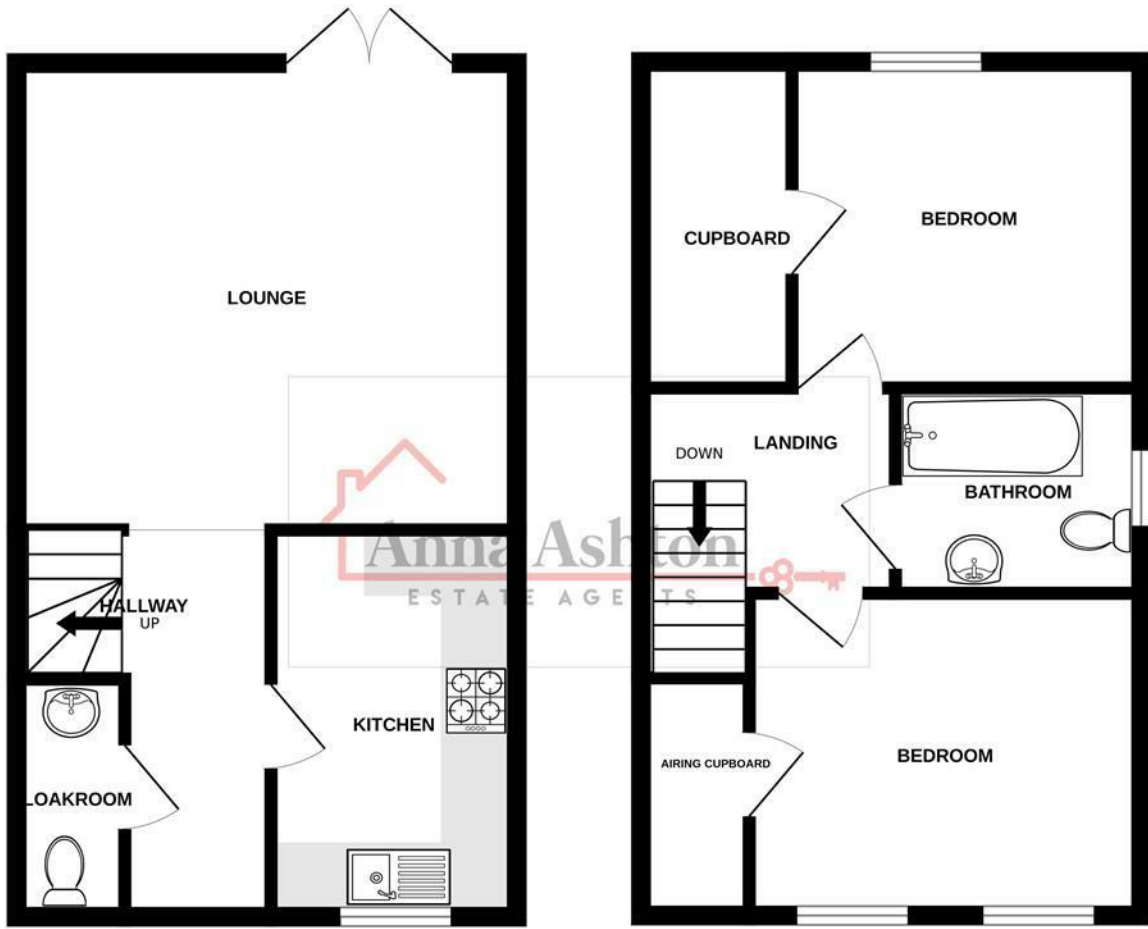
Band C

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into Glanamman and the property can be found on the left hand side, set back from the road and identified by our For Sale board,

NOTE

All photographs are taken with a wide angle lens.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.